Tannir Residence
Variance No. VA2013-004
(PA2013-110)
3235 Ocean Blvd.

Planning Commission August 8, 2013 meeting



#### Introduction



- A Variance request to allow:
  - A new single-family residence to encroach 10 feet into the 10-foot front yard setback at the lower level which will not be visible from Ocean Blvd; and
  - A portion of new staircase to exceed 6-foot height limit by 3 feet, for a total of 9 feet.

# Vicinity Map





## Front Elevation – Ocean Blvd.





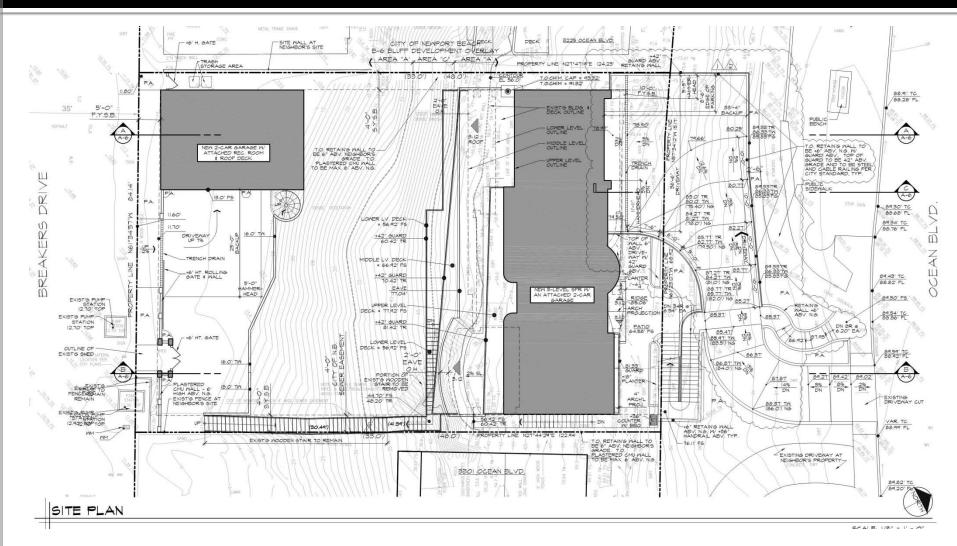
# Rear Elevation – Breakers Dr.





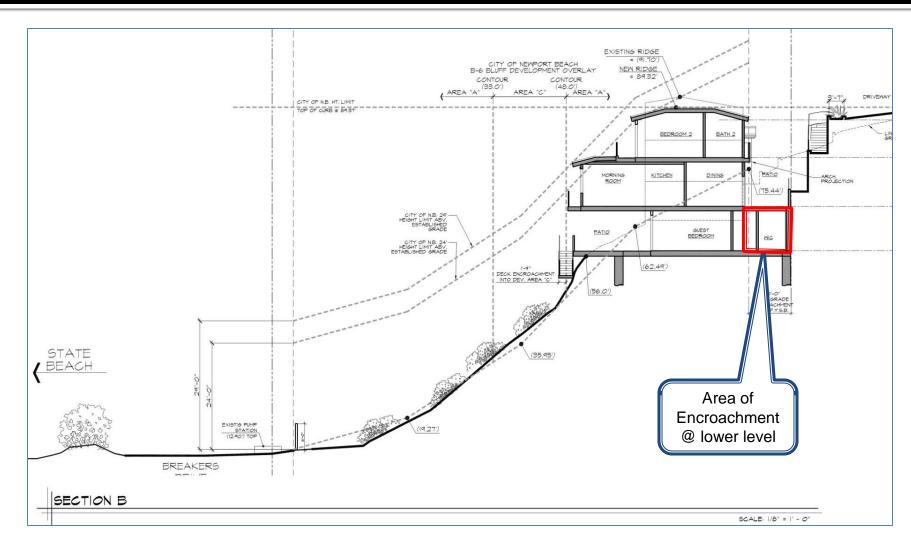
### Site Plan





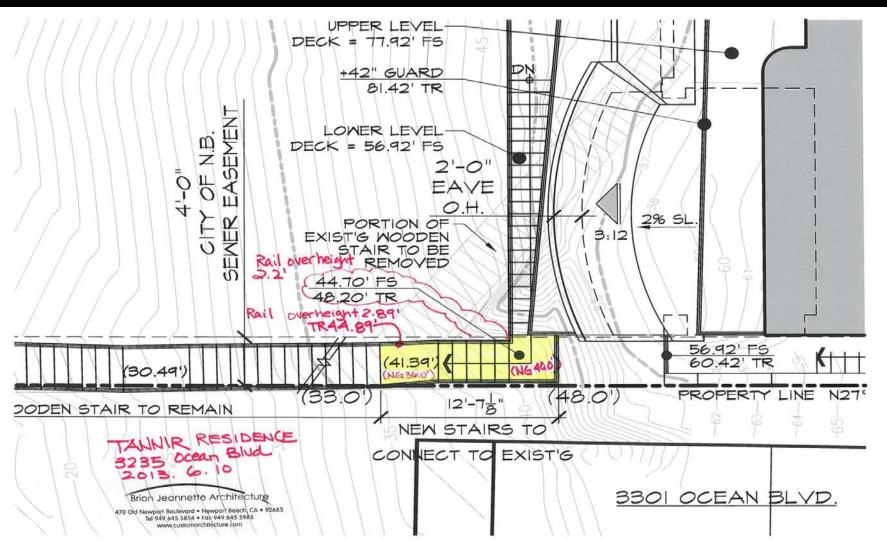
### Front Setback Encroachment





# Staircase Over Height





#### **CEQA Review**



 The project is categorically exempt per CEQA Guidelines – Class 3 (New Construction or Conversion of Small Structures) which includes construction of a single-family residence in a residential area.

#### Recommendation



- Conduct public hearing; and
- Approve Variance No. VA2013-004, subject to conditions of approval with changes to:
  - Condition #16 Remove OC Health Dept approval



#### For more information contact:

Rosalinh Ung 949-644-3208 rung@newportbeachca.gov www.newportbeachca.gov